

BLQ-Pico Bid Renewal Proposal



December 2017



BYZANTINE LATINO QUARTER-PICO BUSINESS IMPROVEMENT DISTRICT

December 4, 2017

Fellow BLQ-Pico Property Owners:

We are writing to introduce our plans to renew the BLQ-Pico Business Improvement District, which are presented in this brochure. These plans will continue the incredible success we have enjoyed over the past 14 years in attracting business and jobs to the District. They are the product of the hard work of a dedicated property owners' Board of Directors and its staff and vendors working on their behalf.

The BLQ-Pico BID has performed services that have been crucial to the commercial success of Pico Boulevard, including:

- Tons of trash removal
- Sidewalk pressure washing
- Graffiti removal
- Bulky item pick-up
- Street light medallions
- Street furniture maintenance
- Restaurant promotional banners
- Neon sign conversion to LCD

With the renewal of the BLQ-Pico District we are planning to improve these services even more. We want to continue participation by the largest property owners in the area, increase pressure washing from its current frequency, trim District trees, and improve trash collection in District alleys.

We want to encourage all District property owners to continue working together to improve and develop Pico Boulevard and attract new businesses and pedestrians to an already vibrant area. Pico Boulevard is the most heavily used Pedestrian Street in the area and as downtown Los Angeles continues to develop, this is the perfect opportunity to gain exposure to new visitors and consumers. Over 95% of the people traveling there are engaged in business. And 97% of those were attracted by BLQ BID services. The presence of this good foundation

provides the foundation for still more business volume improvements. Imagine our potential for the future!

If there were an alternative to assessing our properties to pay for needed services, all of the property owners that have been involved in putting this proposal together would gladly embrace it. Unfortunately, we don't see such an alternative. It is not realistic to clamor for City services that will not be forthcoming due to acknowledged financial constraints. Complaining about what "could be" or "should be" seems similarly hollow. We want improvements and services to benefit our business community. The only realistic way to accomplish this goal is to take matters into our own hands and adopt the business improvement district solution which has proven to work throughout the City of Los Angeles and across the nation.

We urge you to support the BLQ-Pico BID renewal.

Sincerely,

Leonardo Magana, President

Marc Tavakoli, Vice President

Fr. John Bakas, Board Member

Jacob Segal, Board Member

Ana Ricardo, Board Member

Vanessa Rivera, Board Member

Donald Swartz, Board Member



HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

January 9, 2018

Dear Pico Boulevard Property Owner:


Over the past 10 years we have been very fortunate to have the Byzantine Latino Quarter-Business Improvement District (BLQ-Pico BID) performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

I understand that the BLQ-Pico BID has great plans for the future and Council District 10 will be an active supporter of those efforts to continue the improvement of our community. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

Sincerely,


HERB J. WESSON, Jr.
President, Los Angeles City Council
10th Council District

HJW:bg:slw





GILBERT A. CEDILLO
COUNCILMEMBER
FIRST DISTRICT

November 17, 2017

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the BLQ-Pico Business Improvement District performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

And we understand that the BLQ-Pico BID has more and better plans for the future. The First District City Council Office will be an active supporter of those efforts to improve our community even more. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

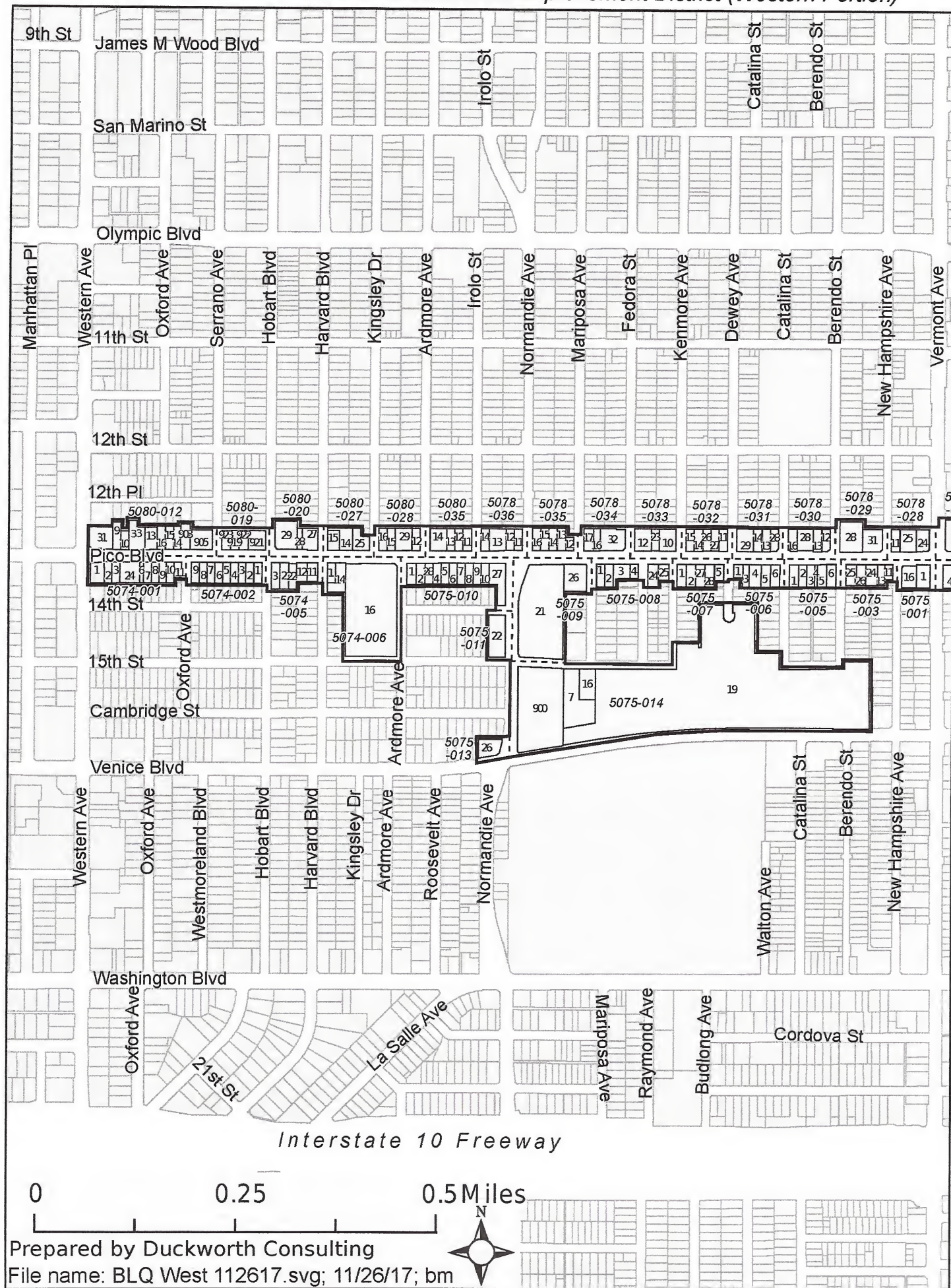
Thank you for your support!

Sincerely,

Gilbert Cedillo
Councilmember, First District

FC

Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Western Portion)



Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



BLQ - PICO BID CONCEPTUAL 2019 BUDGET

	<u>Assessments</u>	<u>Other</u>	<u>Totals</u>
I. <u>Landscaping, Sanitation, & Beautification</u>	\$120,000	\$6,316	\$126,316
Trash & Debris Collection			
Pressure Washing			
Graffiti & sticker removal			
Bulky Item Pick-up			
Tree Well Weeding			
Tree Trimming			
Special Projects			
II. <u>Marketing & Promotions Services</u>	\$4,000	\$211	\$4,211
Street Pole Banners			
Holiday Decorations (one (1) quarterly rotation)			
Web site development & operation			
BLQ Landmark Neon Rooftop Sign			
Printed newsletter preparation			
Graphics program			
Branding & marketing program			
Printing / advertising			
Stakeholders Communications			
III. <u>Policy Development & Management</u>	\$33,040	\$1,739	\$34,779
Management Contract (LANI)			
IV. <u>Office, Insurance, Accounting, & Other</u>	\$17,250	\$908	\$18,158
City Clerk Fee			
CPA			
Bookkeeper			
Insurance			
Telephone			
Other expenses			
V. <u>Total Budget</u>	\$174,290	\$9,174	\$183,464

Note: "Other" funds shown above are non-assessment monies paid by the City of Los Angeles that compensate for general benefits provided by the District.

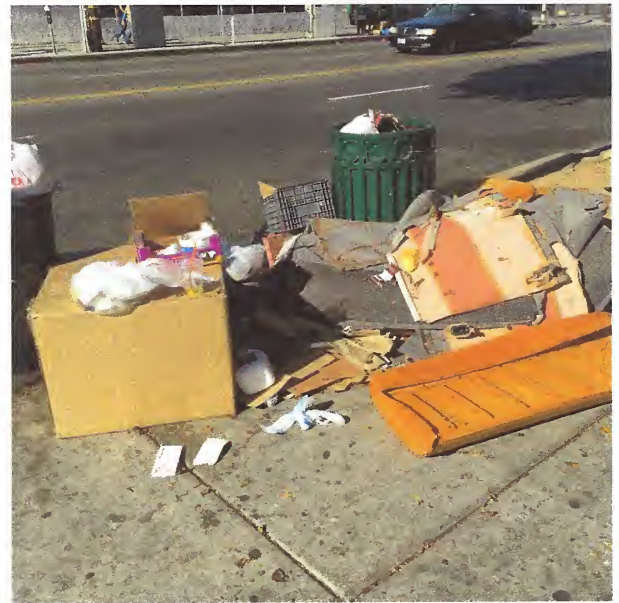


BYZANTINE LATINO QUARTER-PICO BLVD BUSINESS IMPROVEMENT DISTRICT Keeping the Community Clean and Beautiful



The Byzantine Latino Quarter Business Improvement District (BLQ BID) has been beautifying the community since 2006. Since 2006 the BLQ BID has:

- Removed more than 165,2634 bags of trash weighing more than 3.9 million pounds
- Hauled away more than 4,040 bulky items



- Conducted regular pressure washing at transit plazas and sidewalks
- Swept more than 792,000 pounds of trash from streets and sidewalks

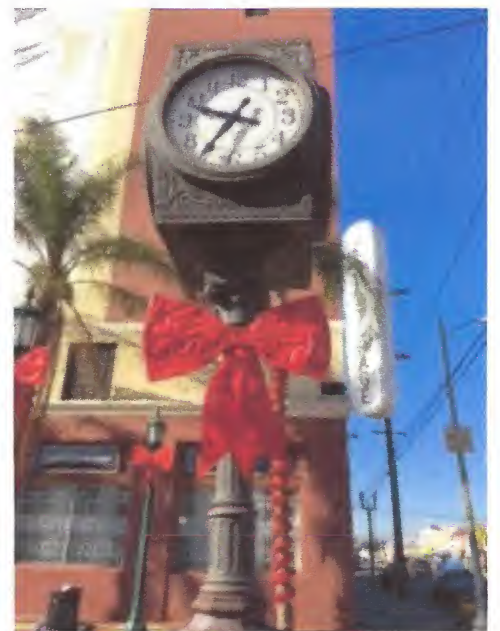


- Removed more than 7,820 instances of graffiti

- Converted BLQ BID sign from neon to LED lighting
- Installed 25 decorative medallions on light poles



- Promoted local restaurants through Dine Your District
- Organized community clean ups with local kids and parents
- Installed holiday decorations at Normandie and Hoover transit plazas



Future projects of the BLQ BID

- Trim over-grown trees
- Work with Council District 1 to establish an annual food festival
- Collaborate with Pico-Union Housing Corporation to improve building facades
- Develop a plan to attract downtown visitors to BID for shopping and dining

The Benefits of the BLQ BID

- An intercept survey was conducted of 546 individuals along Pico Boulevard. The survey concluded that 95% of the people along the district are shopping, buying, or engaging in a commercial activity.
- Through its services the BLQ Business Improvement District helps businesses thrive, attracts customers from all over Los Angeles, creates a clean and inviting environment and most importantly it helps keep vacancy rates low.

The BLQ Business Improvement District is currently up for renewal. For more information on how you can support the critical work of the BLQ BID please contact:



Darin French, BID Manager
Los Angeles Neighborhood Initiative
800 S. Figueroa Street, Ste. 970
Los Angeles, CA 90017
(213) 627-1822 x13
darin@lani.org

COMMENTARY

OCTOBER 31, 2011

Neighborhoods Mean Business

THINK of some of the business districts that have pulled off remarkable turnarounds in recent years in Los Angeles.

Hollywood is certainly one example. It used to be a place where only tourists went.

For a few minutes anyway, until they fled in horror. Now, apparently everyone is going to Hollywood, judging from its traffic. In the ultimate sign of its turnaround, the chronic parking shortage is now the main complaint you hear about Hollywood.

Another obvious example is downtown Los Angeles. Full of interesting restaurants and a magnet for business, downtown also has become home for tens of thousands of young professionals seeking an urban antidote to L.A.'s sprawl.

And think of some of the business districts that are now striving to replicate that kind of a turnaround.

For example, in the Oct. 10 issue of the Business Journal, we featured San Pedro. Its funky little downtown area has some interesting shops and galleries, and the interior of the Warner Grand Theatre is worth a lingering look. San Pedro will get a boost beginning next summer when the U.S.S. Iowa battleship becomes a permanent dockside museum, bringing perhaps 450,000 tourists a year to within a few blocks of downtown San Pedro.

One more example of a business district on the verge of a comeback: Chinatown. You can read all about it in the front-page centerpiece article in this week's issue.

Question: What do these neighborhoods have in common?

Answer: an active business improvement district.

Indeed, such a district, commonly called a BID, can be a true benefit. It can attack crime and grime, improve streetscaping and market the neighborhood. Probably its greatest value is simply getting property owners together in a room on a regular basis to come to agreement on what they want to accomplish in their neighborhood.

A BID is an official district with a defined boundary, and the property owners inside the borders must pay a regular special assessment that's like a tax but legally not. Often, the money is used to hire a small staff and carry out what the property owners want.

On the one hand, it's aggravating for property owners to, in effect, pay twice. Taxes are supposed to pay for police patrols, streetscaping and the like. But many cities are slowly bankrupting themselves by, for example, letting workers retire at age 55 with 90 percent of their salary. So the businesses have to pay special assessments to do what the cities fail to do or fail to do enough of.

Is another recession heading toward us? If so, some worry it could be triggered by the European debt crisis, others look at the high unemployment rate or the stagnant housing market. So the Business Journal asks:

But on the other hand, property owners in a BID can decide for themselves what they want done and how they want it done. Sure, they pay more, but they get what they want. And there's value in that.

What's more, a BID can do much more than paint over graffiti and hire private security guards. Effective ones, as in the examples above, can market their areas, host community events and generally be a public advocate for their neighborhood. If they are successful, property values in a BID may increase and rents rise.

To be sure, BIDs are no universal panacea. The property owners have to be willing to pay up — not easy in poor areas. The staff should be creative and effective despite their usually low budgets. And it certainly helps to be in a neighborhood where there's something to build on, something unique or at least interesting, such as Hollywood lore or Chinatown's culture.

But in Los Angeles — a city that earlier this month floated the idea of making property owners repair sidewalks that run through their land — don't be surprised if we see more businesses get together to create BIDs to take care of themselves.

And judging from the record of some of L.A.'s BIDs, that wouldn't be a bad thing.

Charles Crumpley is editor of the Business Journal. He can be reached at ccrumpley@labusinessjournal.com.

What is your biggest concern about the economy: Europe, jobs or real estate?

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BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMP AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
1	LUCKY DAND J LLC	5,806	5,806	\$79.85	5,175	5,175	\$128.06	45	0	45	\$63.24	\$270.95	0.16%
2	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TR	6,843	6,843	\$97.23	4,970	4,970	\$122.99	55	0	55	\$77.29	\$297.51	0.17%
3	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TR	6,247	6,247	\$88.76	6,250	6,250	\$154.66	50	0	50	\$70.28	\$313.69	0.18%
4	VIOLIE FAMILY LLC	6,234	6,234	\$88.57	6,200	6,200	\$163.43	50	0	50	\$70.28	\$312.28	0.18%
5	VIOLIE FAMILY LLC	6,235	6,235	\$88.59	0	0	\$0.00	50	0	50	\$70.28	\$158.85	0.09%
6	101 BENSON LLC	6,238	6,238	\$88.63	5,376	5,376	\$133.04	50	0	50	\$70.28	\$291.93	0.17%
7	CARSTEN COMPANY LLC ET AL	6,238	6,238	\$88.63	2,663	2,663	\$65.90	50	0	50	\$70.28	\$224.79	0.13%
8	NESLER JOHN J JR	5,880	5,880	\$80.70	12,840	12,840	\$317.74	45	0	45	\$63.24	\$481.68	0.26%
9	HALEM PARAMARZ N	5,882	5,882	\$80.73	2,055	2,055	\$30.85	45	0	45	\$63.24	\$194.82	0.11%
10	JAY BRUCE	5,825	5,825	\$88.74	0	0	\$0.00	50	0	50	\$70.28	\$158.01	0.09%
11	YANG SUNGHYUN MAND KYUNG H	5,625	5,625	\$79.92	4,344	4,344	\$107.50	113	0	113	\$228.06	\$416.48	0.24%
12	CASTILLO PICO PLAZA LLC	12,371	12,371	\$175.77	4,518	4,518	\$111.80	100	0	100	\$140.53	\$428.01	0.24%
13	SYSTEM III LLC	12,371	12,371	\$175.77	17,529	17,529	\$433.78	150	228	378	\$531.18	\$1,160.98	0.64%
14	EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUST	6,226	6,226	\$88.46	3,692	3,692	\$117.19	50	0	50	\$70.28	\$269.85	0.14%
15	AGUEL ALBA M TRUST ALBA MAGUEL TRUST	12,471	12,471	\$177.19	10,006	10,006	\$271.43	50	0	50	\$70.28	\$504.96	0.29%
16	LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND	6,223	6,223	\$88.47	6,200	6,200	\$163.43	50	0	50	\$70.28	\$312.11	0.18%
17	LUCKY DAND J LLC	6,250	6,250	\$88.80	0	0	\$0.00	50	0	50	\$70.28	\$158.74	0.09%
18	LUCKY DAND J LLC	6,250	6,250	\$88.80	5,750	5,750	\$142.29	50	0	50	\$70.28	\$301.36	0.17%
19	ALCALA MOSAC FUND LP	37,304	37,304	\$530.23	9,250	9,250	\$228.90	165	117	282	\$396.29	\$923.42	0.53%
20	JACKMAN BARBARA A TRUST JACKMAN MARITAL TRUST	6,522	6,522	\$92.67	6,143	6,143	\$1,519.74	150	0	150	\$210.79	\$2,260.56	1.30%
21	SOLEYMANI BLIAN	12,360	12,360	\$175.61	4,453	4,453	\$110.20	50	132	182	\$255.76	\$466.60	0.26%
22	1307 PICO LLC	8,234	8,234	\$116.99	0	0	\$0.00	50	0	50	\$70.28	\$140.53	0.09%
23	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS	2,512	2,512	\$35.69	14,440	14,440	\$357.34	68	0	68	\$95.56	\$1,005.37	0.59%
24	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS	14,883	14,883	\$211.46	14,880	14,880	\$368.22	60	248	308	\$432.82	\$1,001.62	0.57%
25	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS	21,422	21,422	\$304.34	13,500	13,500	\$334.08	60	0	60	\$84.32	\$664.56	0.38%
26	PRICKETT LYNN B	6,135	6,135	\$87.17	6,150	6,150	\$152.19	50	0	50	\$70.28	\$308.62	0.18%
27	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS	6,146	6,146	\$87.32	6,250	6,250	\$154.66	50	0	50	\$70.28	\$312.25	0.18%
28	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS	6,147	6,147	\$87.34	6,100	6,100	\$150.95	50	0	50	\$70.28	\$308.55	0.18%
29	1419 PICO PROPERTY LLC	12,307	12,307	\$174.86	7,200	7,200	\$178.17	100	125	225	\$316.19	\$794.81	0.46%
30	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS	6,842	6,842	\$97.21	12,275	12,275	\$303.76	60	0	60	\$84.32	\$498.23	0.20%
31	1ST HOOPER INVESTMENTS LLC	6,479	6,479	\$92.06	6,573	6,573	\$162.66	50	0	50	\$70.28	\$244.56	0.16%
32	YAGHOUBI FARHAD	8,568	8,568	\$121.74	12,960	12,960	\$320.71	55	160	215	\$344.28	\$765.11	0.72%
33	MANDEL PHILIP AND SYLVIA TRUST MANDEL FAMILY TRUST	28,082	28,082	\$399.00	16,825	16,825	\$116.36	178	139	315	\$414.56	\$1,153.91	1.71%
34	MANDEL PHILIP AND SYLVIA TRUST MANDEL FAMILY TRUST	73,876	73,876	\$1,049.65	56,922	56,922	\$1,766.91	209	160	369	\$414.56	\$2,197.80	0.93%
35	LABORERS INTERNATIONAL UNION OF N AFL CIO LOCAL UNIC	35,197	35,197	\$480.89	20,807	20,807	\$509.85	167	141	308	\$432.82	\$1,392.98	0.80%
36	BYZANTINE LLC	5,595	5,595	\$79.50	5,582	5,582	\$138.13	112	50	162	\$27.65	\$445.28	0.26%
37	NIKANMI INVESTMENT GROUP INC	104,380	104,380	\$1,483.06	150,257	150,257	\$3,718.30	195	438	633	\$889.54	\$6,090.90	3.49%
38	1330 PICO ASSOCIATES LLC	7,158	7,158	\$101.70	4,227	4,227	\$104.60	54	121	175	\$245.92	\$452.23	0.26%
39	VALDARANEE TRUST DARANEE MUI TRUST	5,084	5,084	\$72.23	6,820	6,820	\$168.77	60	0	60	\$84.32	\$361.51	0.21%
40	SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST	10,179	10,179	\$144.63	5,192	5,192	\$128.48	60	0	60	\$84.32	\$256.53	0.15%
41	CHAVEZ ALFREDO M	25,618	25,618	\$363.99	13,592	13,592	\$336.35	80	128	208	\$292.30	\$773.27	0.44%
42	DEMAC DEVELOPERS LLC	18,624	18,624	\$264.61	9,576	9,576	\$236.97	132	127	259	\$363.96	\$964.92	0.55%
43	99 CENTS ONLY STORES	18,130	18,130	\$257.60	11,088	11,088	\$274.39	146	127	273	\$383.64	\$922.64	0.53%
44	VIOLIE FAMILY LLC	9,127	9,127	\$129.68	12,202	12,202	\$301.95	112	152	264	\$370.99	\$930.54	0.53%
45	VIOLIE FAMILY LLC	15,700	15,700	\$223.07	0	0	\$0.00	58	0	58	\$81.51	\$211.18	0.12%
46	ALVAREZ NORBERTO AND MARIA TRUST ALVAREZ FAMILY TRUS	36,629	36,629	\$520.43	2,784	2,784	\$68.89	97	152	249	\$349.91	\$841.88	0.37%
47	KUMIVA GROUP LLC	9,541	9,541	\$135.56	57,430	57,430	\$1,421.18	230	158	388	\$545.24	\$2,486.86	1.43%
48	HEESY MIKE C AND SADIE J	22,631	22,631	\$321.55	16,570	16,570	\$410.05	61	159	220	\$309.16	\$854.77	0.49%
49	SUAMA PROPERTIES OF WEST PICO LLC	34,318	34,318	\$487.60	17,412	17,412	\$430.88	146	155	301	\$422.99	\$1,175.42	0.67%
50	TIFFY PROPERTIES LLC	16,993	16,993	\$241.44	23,949	23,949	\$592.65	146	235	381	\$535.41	\$1,615.66	0.93%
51	CONTRERAS ADAM C	11,895	11,895	\$168.15	15,824	15,824	\$391.59	86	197	283	\$397.69	\$1,030.72	0.59%
52	MAN O HOLDINGS INC	13,875	13,875	\$197.14	10,200	10,200	\$252.41	60	0	60	\$84.32	\$304.86	0.23%
53	JUNG CHARLES J AND GRACE H	8,500	8,500	\$123.77	11,404	11,404	\$282.43	99	99	198	\$335.86	\$815.21	0.41%
54	1900 WEST PICO BLVD LLC	13,287	13,287	\$185.14	15,454	15,454	\$382.43	192	101	293	\$416.12	\$1,016.14	0.61%
55	SALVATION ARMY	6,478	6,478	\$92.06	7,500	7,500	\$188.70	145	94	239	\$335.86	\$815.21	0.41%
56	SMITH HARRIS AND JILL TRUST ET AL SMITH	6,693	6,693	\$91.98	17,041	17,041	\$421.70	210	425	635	\$597.24	\$1,489.08	0.88%
57	UNITED BUSINESS MANAGEMENT COMPANY LLC	14,772	14,772	\$209.88	119,821	119,821	\$2,965.13	157	552	709	\$986.34	\$4,896.34	2.80%
58	TORRES GEORGE AND ROBERTA ET AL	14,070	14,070	\$198.77	0	0	\$0.00	94	98	192	\$271.22	\$366.31	0.21%
59	BRAL SAID CONTRISTEE SVB FAMILY TRUST LESSOR	7,038	7,038	\$100.00	2,440	2,440	\$60.38	98	0	98	\$137.72	\$407.98	0.23%
60	BRAL SAID CONTRISTEE SVB FAMILY TRUST LESSOR	7,041	7,041	\$100.00	6,477	6,477	\$160.28	102	137	239	\$335.86	\$678.07	0.39%
61	MOVIMIENTO PENTECOSTES RIOS DE AGUA VIVA INC	7,045	7,045	\$100.00	6,885	6,885	\$170.38	51	0	51	\$71.67	\$331.95	0.19%
62	LEE YUNG H	7,045	7,045	\$100.00	4,590	4,590	\$113.59	51	137	188	\$284.19	\$342.09	0.20%
63	YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUS	14,075	14,075	\$198.98	7,989	7,989	\$197.70	103	0	103	\$144.74	\$477.87	0.27%
64	SHALOM DISABILITY MINISTRIES	7,005	7,005	\$99.59	3,544	3,544	\$87.70	51	137	188	\$284.19	\$477.87	0.27%
65	JKH LLC	7,009	7,009	\$99.59	4,900	4,900	\$121.26	51	0	51	\$71.67	\$451.42	0.26%
66	DUO 597 LLC	7,021	7,021	\$99.76	4,992	4,992	\$123.53	51	137	188	\$284.19	\$477.87	0.27%

BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
74	5080027015	8,870	8,870	\$126.03	2,580	2,580	\$63.85	71	136	207	\$290.89	\$480.78	0.28%
75	5080027014	12,056	12,056	\$171.29	442	442	\$10.94	79	0	79	\$111.02	\$293.25	0.17%
76	5080027025	11,010	11,010	\$156.43	2,987	2,987	\$73.92	100	83	183	\$487.51	\$487.51	0.28%
77	5080020029	24,087	24,087	\$341.95	11,457	11,457	\$283.52	131	178	309	\$434.23	\$1,069.70	0.61%
78	5080020028	4,214	4,214	\$59.87	5,533	5,533	\$139.82	32	0	32	\$44.97	\$164.76	0.14%
79	5080020027	13,088	13,088	\$185.96	10,237	10,237	\$253.33	97	136	233	\$327.43	\$766.71	0.44%
80	5080019923	6,502	6,502	\$83.30	0	0	\$0.00	54	121	175	\$246.92	\$329.23	0.19%
81	5080019922	6,508	6,197	\$88.05	0	0	\$0.00	54	0	54	\$75.88	\$163.93	0.09%
82	5080019921	13,027	12,022	\$170.81	1,000	1,000	\$24.75	108	121	229	\$271.81	\$517.36	0.30%
83	5080019919	6,505	6,189	\$87.63	0	0	\$0.00	54	0	54	\$75.88	\$163.92	0.09%
84	5080012805	9,609	9,187	\$120.52	0	0	\$0.00	135	125	260	\$365.37	\$485.39	0.28%
85	5080012803	9,609	9,187	\$120.52	0	0	\$0.00	135	125	260	\$365.37	\$485.39	0.28%
86	5080012803	9,609	9,187	\$120.52	0	0	\$0.00	135	125	260	\$365.37	\$485.39	0.28%
87	5080012033	21,504	21,504	\$295.48	6,800	6,800	\$169.27	100	0	100	\$140.53	\$614.28	0.35%
88	5080012015	17,594	17,594	\$249.98	9,637	9,637	\$238.48	126	131	257	\$391.15	\$849.61	0.49%
89	5080012015	7,369	7,369	\$104.70	0	0	\$0.00	50	0	50	\$70.26	\$174.96	0.10%
90	5080012014	7,203	7,203	\$102.34	3,394	3,394	\$83.99	50	0	50	\$70.26	\$256.59	0.15%
91	5080012013	6,527	6,527	\$92.74	944	944	\$23.35	45	0	45	\$63.24	\$179.33	0.10%
92	5080012010	10,567	10,567	\$150.14	2,374	2,374	\$58.75	75	0	75	\$105.40	\$314.28	0.18%
93	5080012009	8,569	8,569	\$83.39	2,549	2,549	\$63.08	50	0	50	\$70.26	\$216.73	0.12%
94	5078036014	8,568	8,568	\$120.86	10,322	10,322	\$255.43	50	0	50	\$70.26	\$446.55	0.26%
95	5078036013	7,058	7,058	\$100.28	4,313	4,313	\$107.73	51	138	189	\$265.60	\$472.61	0.27%
96	5078036012	14,126	14,126	\$200.71	6,760	6,760	\$167.28	103	0	103	\$144.74	\$512.73	0.29%
97	5078036011	7,069	7,069	\$100.44	7,224	7,224	\$178.77	51	0	51	\$71.67	\$350.87	0.20%
98	5078035016	7,079	7,079	\$100.58	7,038	7,038	\$174.16	51	138	189	\$265.60	\$460.34	0.31%
99	5078035015	7,087	7,087	\$100.69	5,100	5,100	\$126.21	51	138	189	\$265.60	\$492.45	0.28%
100	5078035014	7,087	7,087	\$100.69	3,570	3,570	\$88.34	51	0	51	\$71.67	\$260.71	0.15%
101	5078035013	7,084	7,084	\$100.79	0	0	\$0.00	51	0	51	\$71.67	\$172.41	0.10%
102	5078035012	4,351	4,351	\$61.82	6,834	6,834	\$169.12	51	0	51	\$71.67	\$341.58	0.20%
103	5078034032	20,190	20,190	\$285.86	3,060	3,060	\$75.72	150	80	230	\$184.09	\$321.63	0.18%
104	5078034017	8,988	8,988	\$123.16	2,820	2,820	\$69.78	63	138	201	\$262.46	\$475.40	0.27%
105	5078034016	8,985	8,985	\$123.16	1,932	1,932	\$48.64	51	0	51	\$71.67	\$270.44	0.10%
106	5078033025	14,268	14,268	\$202.64	35,892	35,892	\$899.19	103	139	242	\$240.08	\$1,430.95	0.92%
107	5078033024	14,262	14,262	\$202.64	14,138	14,138	\$249.88	103	139	242	\$240.08	\$892.92	0.51%
108	5078033023	7,053	7,053	\$100.21	3,588	3,588	\$88.79	51	0	51	\$71.67	\$280.87	0.15%
109	5078033022	7,050	7,050	\$100.17	2,684	2,684	\$69.92	51	0	51	\$71.67	\$237.76	0.14%
110	5078033021	7,154	7,154	\$101.65	3,876	3,876	\$96.92	51	139	190	\$267.00	\$464.56	0.27%
111	5078033014	7,149	7,149	\$101.57	3,952	3,952	\$97.80	51	0	51	\$71.67	\$271.04	0.16%
112	5078033011	14,348	14,348	\$203.86	6,090	6,090	\$150.70	103	139	242	\$240.08	\$892.92	0.51%
113	5078031029	6,919	6,919	\$98.31	0	0	\$0.00	51	0	51	\$71.67	\$374.31	0.21%
114	5078031014	7,173	7,173	\$101.92	0	0	\$0.00	51	0	51	\$71.67	\$374.31	0.21%
115	5078031013	7,177	7,177	\$101.97	8,109	8,109	\$200.67	51	0	51	\$71.67	\$374.31	0.21%
116	5078031012	13,608	13,608	\$193.35	9,360	9,360	\$231.63	103	0	103	\$144.74	\$669.71	0.33%
117	5078030028	6,968	6,968	\$99.00	3,867	3,867	\$96.69	48	132	180	\$252.95	\$447.85	0.26%
118	5078030016	7,197	7,197	\$102.26	3,960	3,960	\$98.00	51	0	51	\$71.67	\$271.92	0.16%
119	5078030015	6,954	6,954	\$98.80	1,315	1,315	\$32.54	48	132	180	\$252.95	\$384.29	0.22%
120	5078030012	16,500	16,500	\$234.44	36,252	36,252	\$897.10	121	129	250	\$351.32	\$1,736.57	1.00%
121	5078029031	28,543	28,543	\$377.13	5,148	5,148	\$127.39	100	0	100	\$140.53	\$468.27	0.27%
122	5078029028	14,101	14,101	\$200.35	3,24	3,24	\$80.28	78	132	210	\$295.11	\$463.28	0.27%
123	5078028025	17,272	17,272	\$240.09	3,640	3,640	\$90.08	52	141	193	\$271.22	\$463.38	0.27%
124	5078028021	6,505	6,505	\$83.30	5,574	5,574	\$139.82	100	0	100	\$140.53	\$463.38	0.27%
125	5078028011	9,128	9,128	\$126.11	0	0	\$0.00	100	0	100	\$140.53	\$463.38	0.27%
126	5078028011	9,128	9,128	\$126.11	0	0	\$0.00	100	0	100	\$140.53	\$463.38	0.27%
127	5078019602	34,587	34,587	\$491.42	12,888	12,888	\$319.93	171	378	549	\$781.05	\$1,581.84	0.91%
128	5078019601	9,942	9,942	\$141.26	0	0	\$0.00	100	0	100	\$140.53	\$463.38	0.27%
129	5078019600	19,933	19,933	\$283.21	12,361	12,361	\$306.89	100	0	100	\$140.53	\$463.38	0.27%
130	5078019026	78,379	78,379	\$1,085.21	15,947	15,947	\$394.63	241	375	616	\$729.63	\$2,345.49	1.35%
131	5078019024	16,588	16,588	\$235.69	6,500	6,500	\$160.85	110	150	260	\$365.37	\$761.91	0.44%
132	5078018019	7,000	7,000	\$99.48	6,590	6,590	\$163.08	140	50	190	\$267.00	\$527.31	0.30%
133	5078017013	7,171	7,171	\$101.89	7,055	7,055	\$174.59	137	93	230	\$323.21	\$531.97	0.31%
134	5078017012	13,467	13,467	\$191.34	1,460	1,460	\$36.13	37	0	37	\$51.99	\$689.14	0.40%
135	5078016026	2,392	2,392	\$33.84	6,240	6,240	\$154.42	103	65	168	\$236.09	\$121.97	0.07%
136	5078016025	6,718	6,718	\$95.45	6,240	6,240	\$154.42	103	65	168	\$236.09	\$121.97	0.07%
137	5078016011	17,050	17,050	\$242.25	6,477	6,477	\$160.28	112	134	246	\$345.70	\$485.95	0.28%
138	5078015020	21,748	21,748	\$309.02	15,370	15,370	\$380.35	145	150	295	\$414.55	\$1,103.92	0.63%
139	5078015008	142,284	135,787	\$1,929.30	0	0	\$0.00	0	817	817	\$1,148.11	\$3,077.40	1.77%
140	5078014900	828,076	828,076	\$11,795.52	51,860	51,860	\$1,278.39	0	4354	4354	\$6,118.54	\$19,165.46	10.99%
141	5078014016	19,001	19,001	\$269.97	0	0	\$0.00	0	100	100	\$140.53	\$463.38	0.27%
142	5078014015	52,272	52,272	\$742.89	24,498	24,498	\$606.23	0	102	102	\$143.34	\$1,492.27	0.88%
143	5078014014	13,970	13,970	\$198.49	7,939	7,939	\$198.46	0	210	210	\$295.11	\$463.38	0.27%
144	5078013028	25,927	25,927	\$366.38	0	0	\$0.00	0	360	360	\$506.90	\$874.27	0.50%
145	5078011022	6,357	6,357	\$90.32	3,596	3,596	\$88.99	50	0	50	\$70.26	\$246.57	0.14%
146	5078010028	19,508	19,508	\$277.17	78,000	78,000	\$1,930.21	100	280	380	\$506.90	\$2,713.28	1.56%
147	5078010027	6,504	6,504	\$82.41	4,500	4,500	\$113.83	50	0	50	\$70.26	\$276.51	0.16%
148	5078010010												
149	5078010010												

BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
150	5075010009	6,504	6,504	\$92.41	4,578	4,578	\$113.29	50	0	50	\$70.26	\$275.96	0.16%
151	5075010008	6,504	6,504	\$92.41	3,500	3,500	\$89.61	50	0	50	\$70.26	\$249.29	0.14%
152	5075010007	6,506	6,506	\$92.41	1,427	1,427	\$35.31	50	0	50	\$70.26	\$198.02	0.11%
153	5075010006	6,506	6,506	\$92.44	1,049	1,049	\$25.96	50	0	50	\$70.26	\$188.66	0.11%
154	5075010005	6,506	6,506	\$92.44	4,760	4,760	\$118.53	50	0	50	\$70.26	\$281.24	0.16%
155	5075010004	6,507	6,507	\$92.45	5,000	5,000	\$123.73	50	0	50	\$70.26	\$286.45	0.16%
156	5075010003	7,510	7,510	\$92.50	1,790	1,790	\$44.30	50	0	50	\$70.26	\$207.06	0.12%
157	5075010001	7,510	7,510	\$92.50	2,250	2,250	\$56.56	50	127	177	\$262.79	\$428.89	0.24%
158	5075010000	20,226	20,226	\$311.42	1,790	1,790	\$44.30	143	0	143	\$113.04	\$1,134.51	0.95%
159	5075009999	20,226	20,226	\$311.42	1,790	1,790	\$44.30	143	0	143	\$113.04	\$1,134.51	0.95%
160	5075009998	157,697	157,697	\$2,240.46	70,023	70,023	\$1,732.81	205	0	205	\$211.46	\$2,454.27	0.77%
161	5075009997	6,584	6,584	\$92.46	5,670	5,670	\$140.37	100	0	100	\$82.08	\$222.45	0.30%
162	5075009996	9,089	9,089	\$120.28	4,460	4,460	\$110.37	65	140	205	\$268.08	\$577.73	0.30%
163	5075009995	4,870	4,870	\$96.35	3,744	3,744	\$92.65	52	90	142	\$198.55	\$358.55	0.21%
164	5075009994	10,160	10,160	\$144.36	6,240	6,240	\$154.42	104	0	104	\$148.15	\$444.92	0.26%
165	5075009993	7,280	7,280	\$103.44	3,120	3,120	\$77.21	52	0	52	\$73.07	\$253.72	0.15%
166	5075009992	7,280	7,280	\$103.44	7,280	7,280	\$180.15	52	140	192	\$269.81	\$553.40	0.32%
167	5075009991	8,038	8,038	\$114.21	6,840	6,840	\$169.26	57	0	57	\$80.10	\$363.57	0.21%
168	5075009990	8,039	8,039	\$114.22	4,560	4,560	\$112.84	57	0	57	\$80.10	\$307.16	0.18%
169	5075009989	5,725	5,725	\$81.34	7,306	7,306	\$180.80	57	100	157	\$220.63	\$482.77	0.28%
170	5075009988	8,038	8,038	\$114.21	5,643	5,643	\$139.64	57	0	57	\$80.10	\$333.95	0.19%
171	5075009987	8,038	8,038	\$114.21	18,098	18,098	\$447.81	57	140	197	\$278.84	\$838.85	0.48%
172	5075009986	8,038	8,038	\$114.21	7,540	7,540	\$186.59	57	140	197	\$278.84	\$577.89	0.33%
173	5075009985	8,038	8,038	\$114.21	4,880	4,880	\$120.76	57	0	57	\$80.10	\$315.07	0.18%
174	5075009984	5,459	5,459	\$77.56	3,416	3,416	\$84.51	39	0	39	\$54.81	\$216.90	0.12%
175	5075009983	4,591	4,591	\$65.23	2,910	2,910	\$72.01	57	0	57	\$80.10	\$278.84	0.19%
176	5075009982	8,038	8,038	\$114.21	7,890	7,890	\$197.48	57	140	197	\$278.84	\$568.78	0.34%
177	5075009981	8,038	8,038	\$114.21	4,560	4,560	\$112.84	57	0	57	\$80.10	\$307.16	0.18%
178	5075009980	7,076	7,076	\$89.46	868	868	\$21.46	50	0	50	\$70.26	\$242.95	0.20%
179	5075009979	7,076	7,076	\$89.46	7,000	7,000	\$173.22	50	0	50	\$70.26	\$324.67	0.21%
180	5075009978	6,584	6,584	\$92.46	5,670	5,670	\$140.37	100	0	100	\$82.08	\$222.45	0.13%
181	5075009977	8,034	8,034	\$114.15	7,571	7,571	\$187.35	57	140	197	\$278.84	\$577.89	0.22%
182	5075009976	7,941	7,941	\$112.83	7,930	7,930	\$198.24	59	0	59	\$82.01	\$380.98	0.23%
183	5075009975	8,313	8,313	\$118.11	5,120	5,120	\$126.70	66	130	196	\$275.43	\$520.25	0.30%
184	5075009974	9,068	9,068	\$128.84	8,820	8,820	\$218.26	70	0	70	\$98.37	\$445.47	0.26%
185	5075009973	6,249	6,249	\$88.65	12,400	12,400	\$306.65	48	0	48	\$67.45	\$462.95	0.27%
186	5075009972	4,412	4,412	\$62.69	7,504	7,504	\$185.70	48	92	140	\$196.74	\$445.12	0.26%
187	5075009971	10,350	10,350	\$147.06	37,298	37,298	\$922.99	86	115	201	\$282.46	\$1,352.50	0.78%
188	5075009970	12,106	12,106	\$172.01	17,624	17,624	\$436.13	87	140	227	\$319.00	\$927.13	0.53%
189	5075009969	184,259	184,259	\$2,618.00	61,691	61,691	\$1,526.62	316	573	889	\$1,249.28	\$5,393.91	3.09%
190	5075009968	13,787	13,787	\$196.89	6,840	6,840	\$169.26	60	58	118	\$165.82	\$343.11	0.27%
191	5075009967	6,279	6,279	\$89.21	5,763	5,763	\$142.61	51	122	173	\$243.11	\$474.94	0.30%
192	5075009966	8,321	8,321	\$118.23	4,633	4,633	\$114.65	53	0	53	\$74.48	\$307.36	0.18%
193	5075009965	7,354	7,354	\$104.49	6,767	6,767	\$167.46	65	0	65	\$91.34	\$363.29	0.21%
194	5075009964	7,293	7,293	\$103.62	7,655	7,655	\$189.43	64	114	178	\$250.14	\$543.19	0.31%
195	5075009963	8,318	8,318	\$118.18	11,920	11,920	\$294.98	52	180	232	\$287.92	\$711.08	0.41%
196	5075009962	8,480	8,480	\$120.49	8,246	8,246	\$204.06	53	0	53	\$74.48	\$399.02	0.23%
197	5075009961	8,518	8,518	\$122.61	3,840	3,840	\$95.03	51	127	178	\$250.14	\$437.77	0.25%
198	5075009960	6,065	6,065	\$86.46	4,800	4,800	\$118.78	48	0	48	\$67.45	\$272.69	0.16%
199	5075009959	6,065	6,065	\$86.46	3,504	3,504	\$86.71	48	0	48	\$67.45	\$240.62	0.14%
200	5075009958	6,065	6,065	\$86.47	2,440	2,440	\$60.36	48	0	48	\$67.45	\$214.31	0.12%
201	5075009957	6,065	6,065	\$86.47	3,144	3,144	\$78.28	48	0	48	\$67.45	\$222.20	0.16%
202	5075009956	6,068	6,068	\$86.47	3,006	3,006	\$75.15	48	0	48	\$67.45	\$225.36	0.16%
203	5075009955	6,068	6,068	\$86.47	3,200	3,200	\$79.15	48	0	48	\$67.45	\$225.11	0.16%
204	5075009954	6,087	6,087	\$86.49	4,656	4,656	\$120.17	48	0	48	\$67.45	\$224.11	0.16%
205	5075009953	6,087	6,087	\$86.49	6,132	6,132	\$151.74	48	127	175	\$245.92	\$464.15	0.28%
206	5075009952	15,520	15,520	\$220.51	14,676	14,676	\$363.18	123	0	123	\$172.85	\$756.54	0.43%
207	5075009951	4,163	4,163	\$59.58	7,360	7,360	\$182.13	47	91	137	\$192.52	\$434.23	0.25%
208	5075009950	5,968	5,968	\$84.74	3,008	3,008	\$74.44	47	0	47	\$66.05	\$226.26	0.13%
209	5075009949	5,968	5,968	\$84.62	2,350	2,350	\$58.15	47	0	47	\$66.05	\$208.83	0.12%
210	5075009948	6,654	6,654	\$80.33	1,600	1,600	\$39.59	45	0	45	\$63.24	\$183.16	0.11%
211	5075009947	6,209	6,209	\$88.22	0	0	\$0.00	49	0	49	\$68.66	\$157.08	0.09%
212	5075009946	3,105	3,105	\$44.12	2,230	2,230	\$55.18	25	0	25	\$35.13	\$134.43	0.08%
213	5075009945	6,208	6,208	\$88.20	5,880	5,880	\$145.51	49	0	49	\$68.66	\$130.57	0.07%
214	5075009944	6,207	6,207	\$88.19	8,262	8,262	\$204.45	49	0	49	\$68.66	\$302.57	0.17%
215	5075009943	11,147	11,147	\$158.38	9,706	9,706	\$240.19	88	127	215	\$302.13	\$681.50	0.21%
216	5075009942	6,093	6,093	\$86.57	5,692	5,692	\$140.88	50	0	50	\$70.26	\$297.69	0.17%
217	5075009941	12,989	12,989	\$180.29	21,325	21,325	\$527.71	100	127	227	\$319.00	\$1,027.00	0.59%
218	5075009940	10,561	10,561	\$150.05	5,330	5,330	\$131.90	86	208	294	\$362.30	\$674.25	0.33%
219	5075009939	20,444	20,444	\$290.47	9,627	9,627	\$238.23	124	165	289	\$406.12	\$954.83	0.54%
220	5075009938	3,900	3,900	\$55.41	0	0	\$0.00	30	0	30	\$42.16	\$97.57	0.06%
221	5075009937	7,950	7,950	\$108.34	4,963	4,963	\$122.62	61	125	186	\$243.56	\$462.53	0.28%
222	5075009936	12,463	12,463	\$176.84	27,959	27,959	\$691.58	88	132	220	\$306.35	\$1,175.17	0.67%
223	5075009935	13,997	13,997	\$196.87	6,756	6,756	\$167.24	98	132	230	\$323.67	\$899.32	0.40%
224	5075009934	41,100	41,100	\$563.96	17,940	17,940	\$443.95	300	0	300	\$421.58	\$1,449.49	0.83%

BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
226	5056004004	7,002	7,002	\$99.49	9,408	9,408	\$232.81	50	0	50	\$70.26	\$402.56	0.23%
227	5056004003	6,899	6,899	\$99.44	7,770	7,770	\$192.28	50	0	50	\$70.26	\$361.89	0.21%
228	5056003027	19,958	19,958	\$283.57	38,938	38,938	\$983.57	143	280	423	\$594.43	\$1,841.57	1.08%
229	5056002042	13,471	13,471	\$191.40	242	242	\$5.99	91	137	228	\$320.40	\$517.79	0.30%
230	5056002040	7,173	7,173	\$101.92	5,715	5,715	\$141.43	48	0	48	\$67.45	\$310.79	0.18%
231	5056002021	13,223	13,223	\$187.88	19,890	19,890	\$492.20	93	132	225	\$316.19	\$996.27	0.57%
232	5056002020	6,667	6,667	\$84.73	0	0	\$0.00	49	0	49	\$68.88	\$163.58	0.09%
233	5056001055	9,511	9,511	\$152.71	4,100	4,100	\$89.23	49	0	49	\$68.88	\$264.88	0.15%
234	5056001054	13,228	13,228	\$192.77	17,588	17,588	\$434.74	88	140	228	\$320.40	\$928.35	0.53%
235	5056001002	6,812	6,812	\$98.70	1,831	1,831	\$46.52	49	0	49	\$68.88	\$270.46	0.12%
236	5056001001	13,628	13,628	\$183.63	9,760	9,760	\$241.52	97	140	237	\$353.05	\$766.20	0.44%
	Zone 1 Sub Totals	4,100,903	4,088,936	\$58,097	2,347,691	2,347,691	\$58,097	13,330	23,012	41,342	\$58,097	\$174,290	100.00%

	Total Budget = \$174,290	Assessment Totals	Ass'l Rates
33%	Lot Area Factor = Zone 1 Lot Area SF Rate	\$58,097	\$0.0142
33%	Improvement Area Factor = Zone 1 Improvement Area SF Rate	\$58,097	\$0.0247
33%	Street Frontage Factor Zone 1 Street Frontage SF Rate	\$58,097	\$14.053